PROJECT CONSULTANTS

ARCHITECT THOMAS ALAN GROUP

23 NORTH GORE AVENUE WEBSTER GROVES, MO 63119

(314) 301-9975 (314) 913-4106 CHRIS PIKE: CPIKE@TAG-STL.COM AJ CALTETT: (314) 920-7801 EMAIL: JCATLETT@TAG-STL.COM

STRUCTURAL CONSULTANT FRONTENAC ENGINEERING GROUP, INC

2725 SUTTON BLVD. ST. LOUIS, MO 63143 PHONE: (314) 644-2200 WWW.FE-STL.COM

GENERAL CONTRACTOR

SLAVIN HOMES BOBBY SLAVIN 7750 MARYLAND AVENUE P.O. BOX 50265 CLAYTON, MO 63105

PHONE: (314) 922-7254 SLAVIN.ROBERT@GMAIL.COM

CIVIL CONSULTANT

THE CLAYTON ENGINEERING COMPANY, INC. 2268 WELSCH INDUSTRIAL CT. MARYLAND HEIGHTS, MO 63146 PHONE: (314) 692-8888 (314) 692-8688 WWW.CLAYTONENG.COM

LANDSCAPE ARCHITECT

DERMODY AND ASSOCIATES 2394 CHARLEMAGNE DRIVE MARYLAND HEIGHTS, MO 63043 PHONE: (314) 205-8871 ED.DERMODY@ATT.NET

PROJECT INFORMATION

APPLICABLE BUILDING CODES: INTERNATIONAL RESIDENTIAL CODE (2021) INTERNATIONAL MECHANICAL CODE (2021) UNIFORM PLUMBING CODE (2021) NATIONAL ELECTRIC CODE (2019) LOCAL CITY AND ORDINANCES

CONSTRUCTION TYPE:

TYPE VB (5B) UNPROTECTED, UNSPRINKLERED

OCCUPANCY: SINGLE FAMILY DWELLING

SHEET TITLE INDEX

COVER SHEET

C1 EXISTING CONDITIONS - CIVIL C2 PROPOSED CONDITIONS - CIVIL

FOUNDATION PLAN A2 FIRST FLOOR PLAN

SECOND FLOOR PLAN **ROOF PLAN**

A5 FRONT ELEVATION

LEFT ELEVATION

A7 REAR ELEVATION A8 REAR ELEVATION

A9 RIGHT ELEVATION

A10 COLOR RENDERINGS

LANDSCAPE PLAN

ABBREVIATIONS

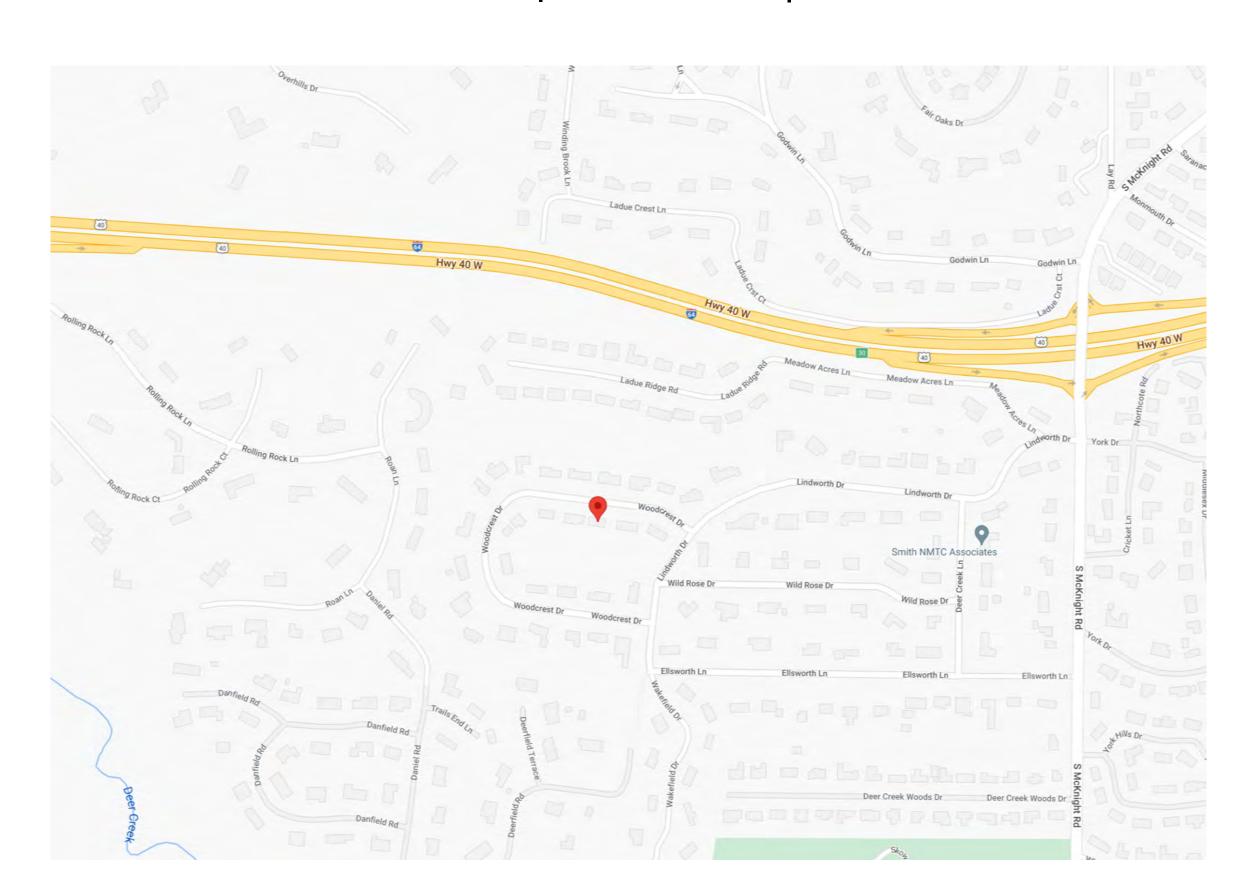
ABV.	-ABOVE	DR.	-DOOR	IJS	-IN JOIST SPACE	SA	-SUPPLY AIR
A.F.F.	-ABOVE FINISHED FLOOR	D.S.	-DOWNSPOUT	INSUL.	-INSULATION	STRUCT.	-STRUCTURAL
AHU	-AIR HANDLING UNIT	DTL.	-DETAIL	I.B.	-IRONING BOARD	ST'L.	-STEEL
ALUM.	-ALUMINUM	DW	-DRYWALL	ITS	-IN TRUSS SPACE	S.D.	-SMOKE DETECTOR
ALT.	-ALTERNATE	DW. OPNG.	-DRYWALL OPENING	JST.	-JOIST	S.F.	-SQUARE FEET
ASPH.	-ASPHALT	EA.	-EACH	K.S.	-KNEE SPACE	SG-I	-TYPE I SAFETY GLAZING
BM.	-BEAM	E.I.F.S.	-EXTERIOR INSULATION FINISH	L.V.L.	-LAMINATED VENEER LUMBER	SG-II	-TYPE II SAFETY GLAZING
BP.	-BEAM POCKET	SYSTEM		LIN.	-LINEN	SH.	-SHELF/SHELVES
BRG.	-BEARING	EJ	-EXPANSION JOINT	LNDRY	-LAUNDRY	SHT.	-SHEET
BRK.	-BRICK	ELEC.	-ELECTRIC/ELECTRICAL	LT.	-LIGHT	SHWR.	-SHOWER
BRKT.	-BRACKET	ELEV.	-ELEVATION	MAS.	- MASONRY	SL.	-SLIDING
BRD.	-BOARD	EQ.	-EQUAL	MAT'L.	-MATERIAL	SPECS.	-SPECIFICATIONS
BLK.	-BLOCK	EQUIP.	-EQUIPMENT	MAX.	-MAXIMUM	SW.	-SWITCH
BOT.	-BOTTOM	ES.	-EACH SIDE	MECH.	-MECHANICAL	T.J.I.	-TRUSS JOIST INCORPORATED
CAB.	-CABINET	EXIST.	-EXISTING	MIN.	-MINIMUM	TOS	-TOP OF SLAB
C.J.	-CONTROL JOINT, CEILING JOISTS	EXT.	-EXTERIOR	MISC.	-MISCELLANEOUS	T&G	-TONGUE AND GROOVE
CLG.	-CEILING	EXH.	-EXHAUST	M.O.	-MASONRY OPENING	TEMP.	-TEMPERED
CMU	-CONCRETE MASONRY UNIT	FD	-FLOOR DRAIN	MTL.	-METAL	T.B.R.	-TO BE REMOVED
CSMU	-CALCIUM SILICATE MASONRY	F.J.	-FLOOR JOISTS	N/A	-NOT APPLICABLE	TV	-TELEVISION
UNIT		FLR.	-FLOOR	N.I.C.	-NOT IN CONTRACT	TYP.	-TYPICAL
C.O.	-CASED OPENING	FND.	-FOUNDATION	N.T.S.	-NOT TO SCALE	T.O.C.	-TOP OF CONCRETE
CONC.	-CONCRETE	F.P.	-FIREPLACE	0/	-OVER	T.O.P.	-TOP OF PLATE
CONT.	-CONTINUOUS	FPHB	-FREEZE-PROOF HOSE BIBB	O.C.	-ON CENTER	U.C.	-UNDER CABINET
CONST.	- CONSTRUCTION	FTG.	-FOOTING	OPT.	-OPTIONAL	UCR	-UNDER COUNTER REFRIGERATOR
C.S.	-CORNER SET	FURN.	-FURNACE	O.H.	-OVERHEAD, OVERHANG	U.L.	-UNDERWRITER'S LABORATORY
CORR.	-CORRIDOR	F.V.	-FIELD VERIFY	PFA	-POST FROM ABOVE	U.N.O.	-UNLESS NOTED OTHERWISE
CPT.	-CARPET	GA.	-GAGE	f2	-PLATE	W	-WASHER
CT	-CERAMIC TILE	GEN.	-GENERAL	PKT.	-POCKET	W/	-WITH
D	-DRYER	GFI	-GROUND FAULT INTERRUPTOR	PR.	-PAIR	W.I.C.	-WALK-IN CLOSET
D.B.	-DRAWER BASE	GL.	-GLASS	PRE-FAB	-PREFABRICATED	WD.	-WOOD
DBL.	-DOUBLE	G&N	-GLUE AND NAIL	P&S	-POLE AND SHELF	WDW	-WINDOW
DB0	-DESIGNED BY OTHERS	GR	-GRADE	P.S.L.	-PARALLEL STRAND LUMBER	W/O	-WITHOUT
DEFS.	-DIRECT EXTERIOR FINISHING	GRAN.	-GRANULAR FILL	P.T.	-PRESSURE TREATED	V.	-VANITY
SYSTEM		H.C.	-HANDICAP ACCESSIBLE	R.R.	-ROOF RAFTER	V.B.	-VAPOR BARRIER
DIFS.	-DECORATIVE INTERIOR FINISHING		-HEADER	R.H.	-RAISED HEEL	WP	-WATERPROOF
SYST.		HR.	-HOUR, HANDRAIL	RA	-RETURN AIR	WWF	-WELDED WIRE FABRIC
DIM.	-DIMENSION	HRDWD.	-HARDWOOD	REF.	-REFRIGERATOR		-
DISP.	-DISPOSAL	HT.	-HEIGHT	REQ'D.	-REQUIRED		
DN.	-DOWN	HWH	-HOT WATER HEATER	RV	-ROOF VENT		

A NEW RESIDENCE AT 26 WOODCREST DRIVE LADUE, MISSOURI 63124



THOMAS ALAN GROUP

ARCHITECTURE | DESIGN | INTERIORS



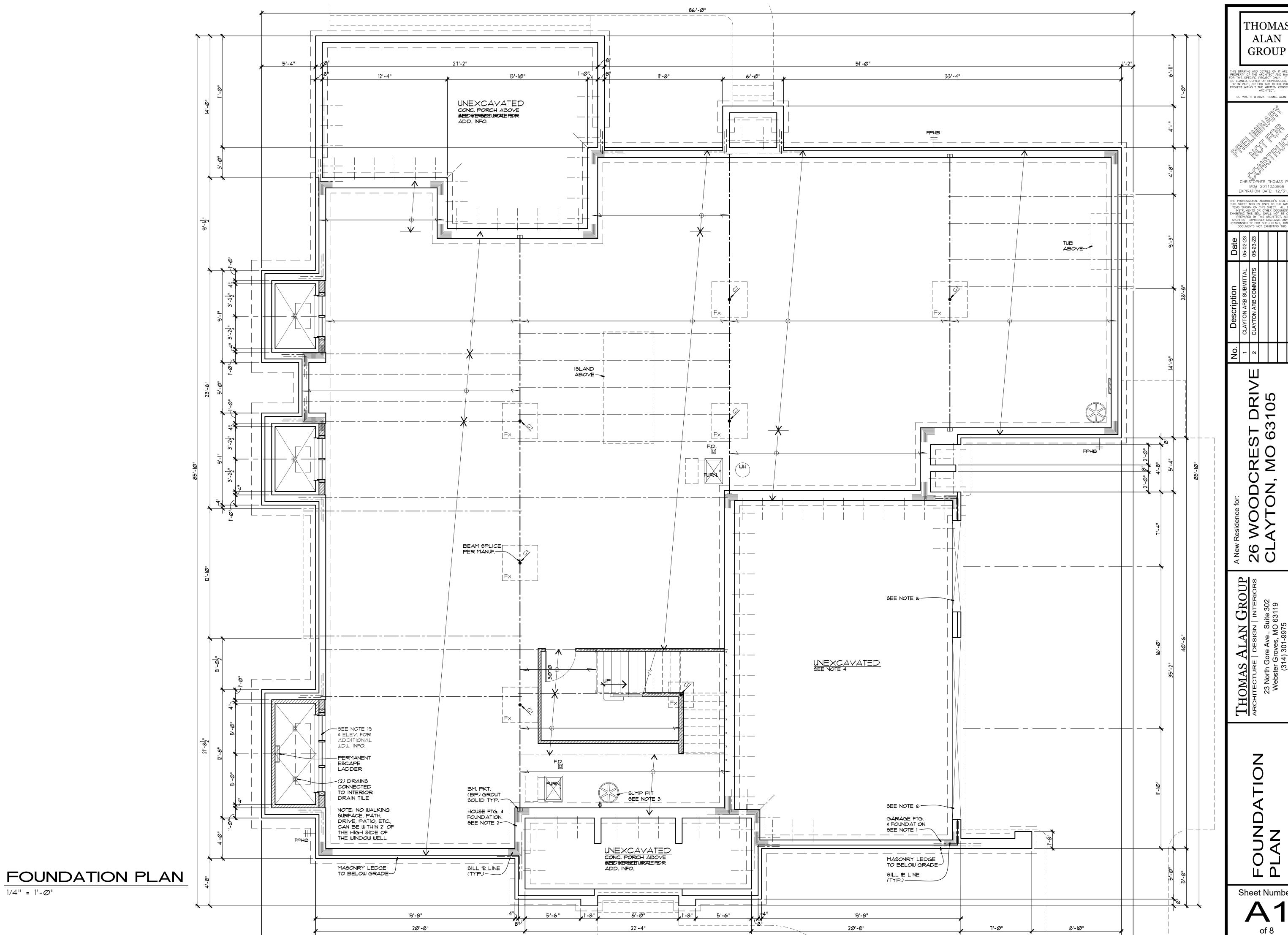
PROJECT VICINITY MAP

THOMAS ALAN **GROUP**

DRIV 105 9

26 CL

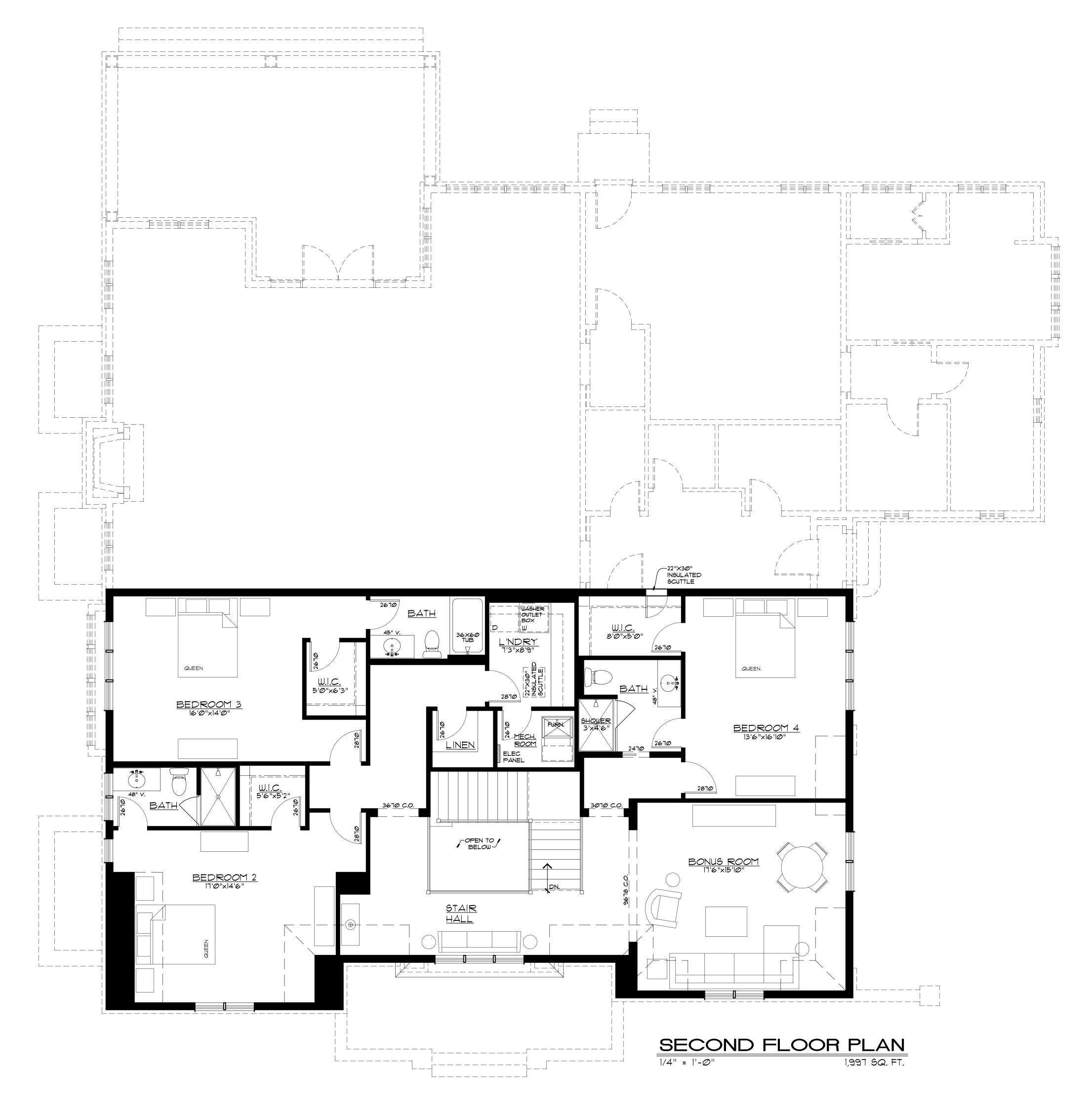
Sheet Number: COVER SHEET



CHRISTOPHER THOMAS PIKE MO# 2011033866 EXPIRATION DATE: 12/31/23

Sheet Number:

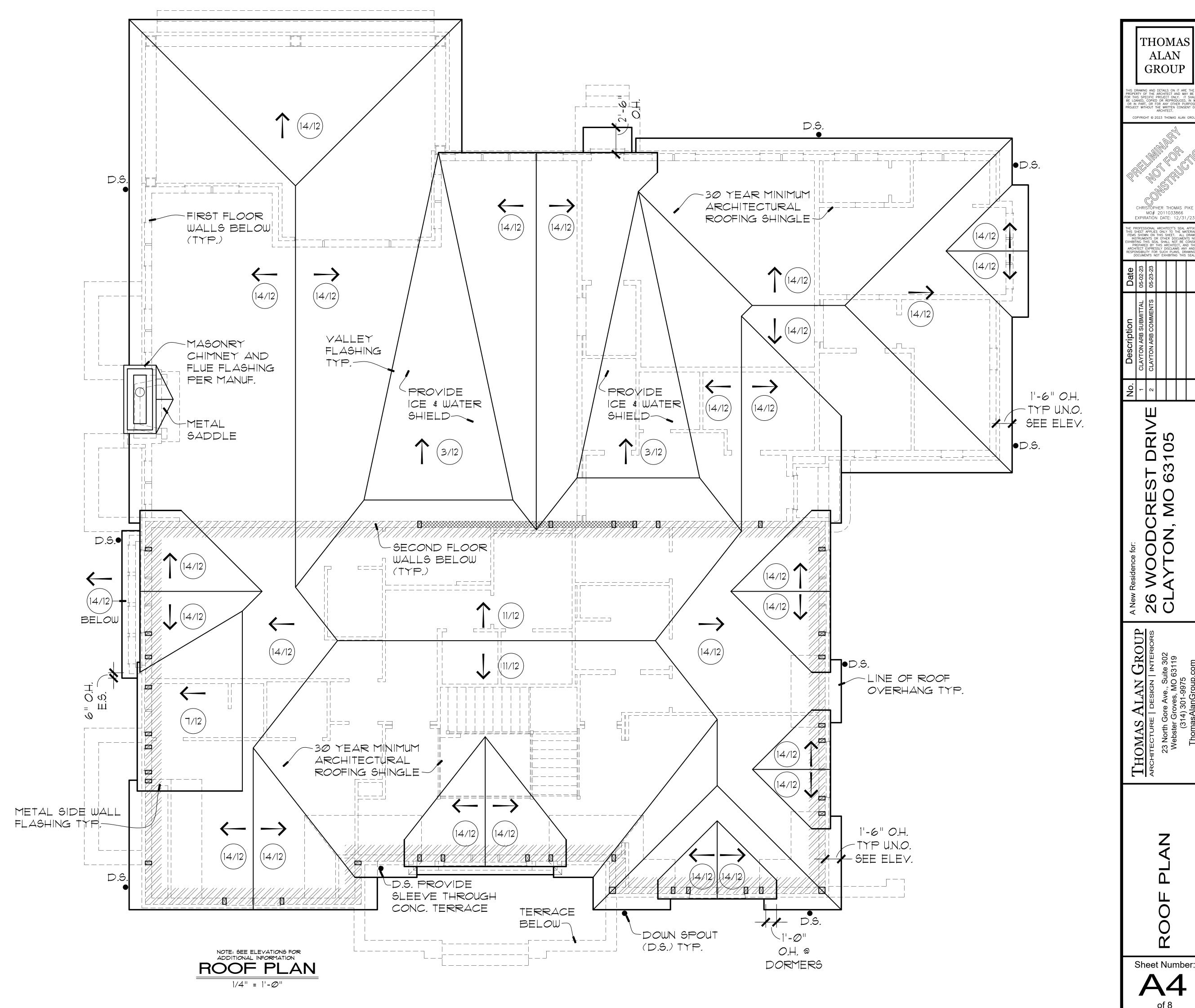




ALAN GROUP COPYRIGHT © 2023 THOMAS ALAN GROUP MO# 2011033866 EXPIRATION DATE: 12/31/23 WOOD A New **26 CL** THOMAS ALAN GROUP
ARCHITECTURE | DESIGN | INTERIORS
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Webster Groves, MO 63119
(314) 301-9975
Thomas Alan Groun com

SECOND FLOOF PLAN

Sheet Number:
A3
of 8



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GROUP DRIVE 105 63 WOOD THOMAS ALAN GROUP

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ALAN

Sheet Number:



RIGHT SIDE ELEVATION



REAR ELEVATION

1/4" = 1'-0"

GROUP

WOOD(

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ThomasAlanGroup.com

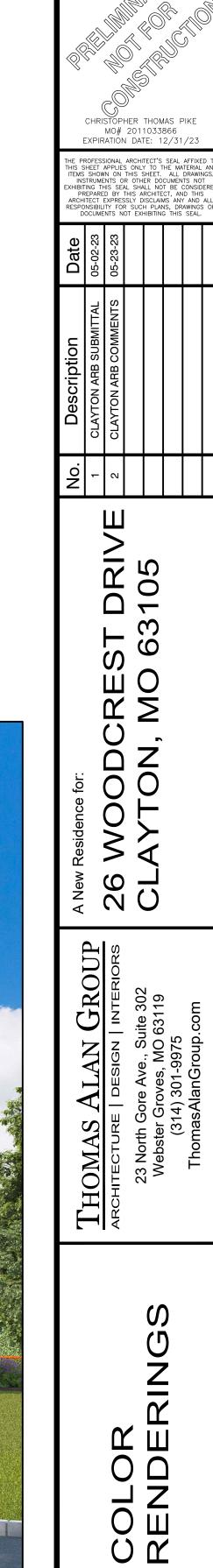
A New | 26 | CL

Sheet Number:









Sheet Number:

THOMAS

ALAN

GROUP





26 Woodcrest Drive – Subject Property to be Demolished.



28 Woodcrest Drive



23 Woodcrest Drive



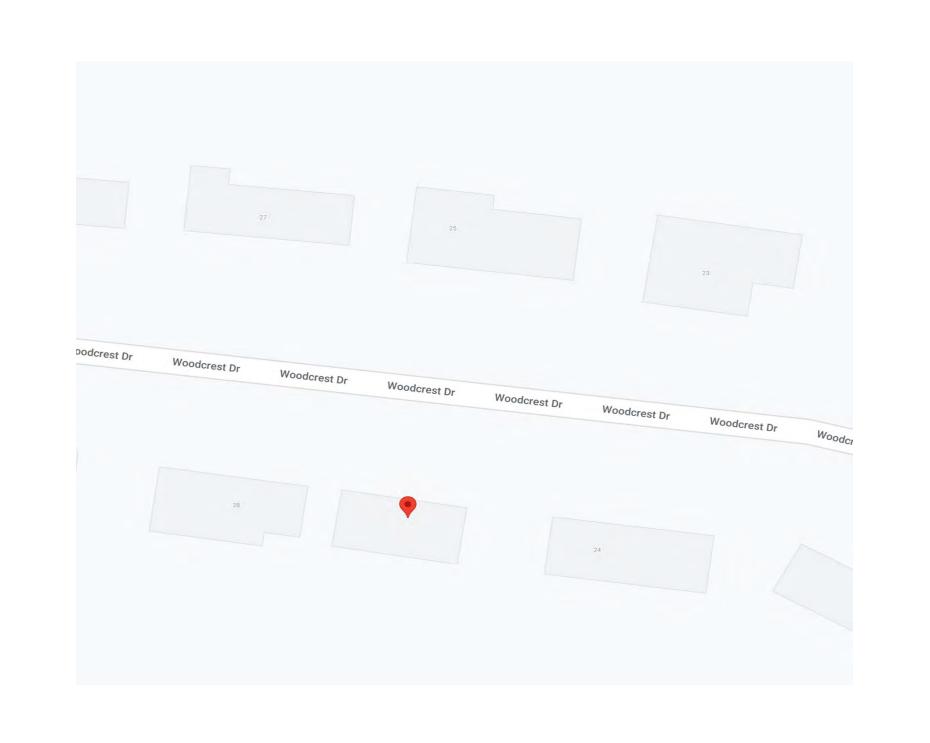
25 Woodcrest Drive



27 Woodcrest Drive



24 Woodcrest Drive

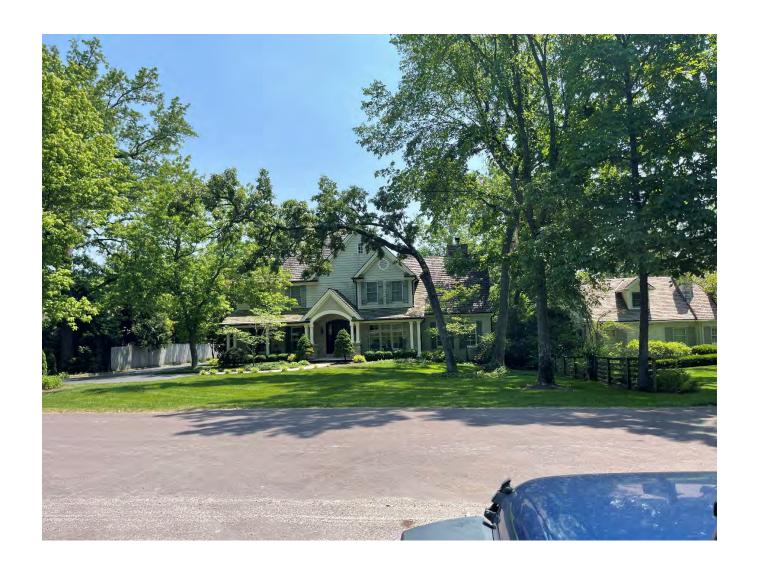




39 Lindworth Drive



44 Woodcrest Drive



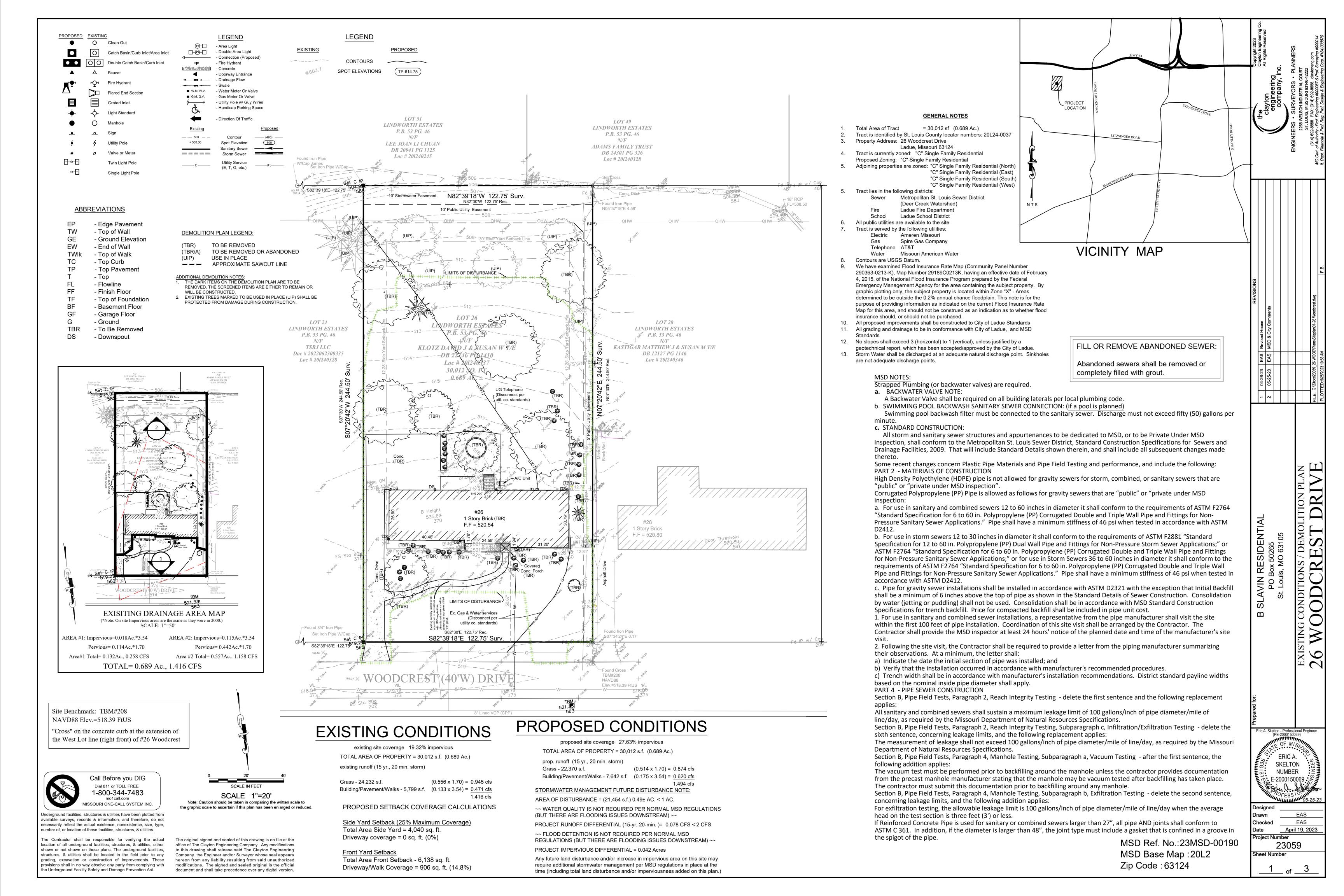
8 Ellsworth Lane

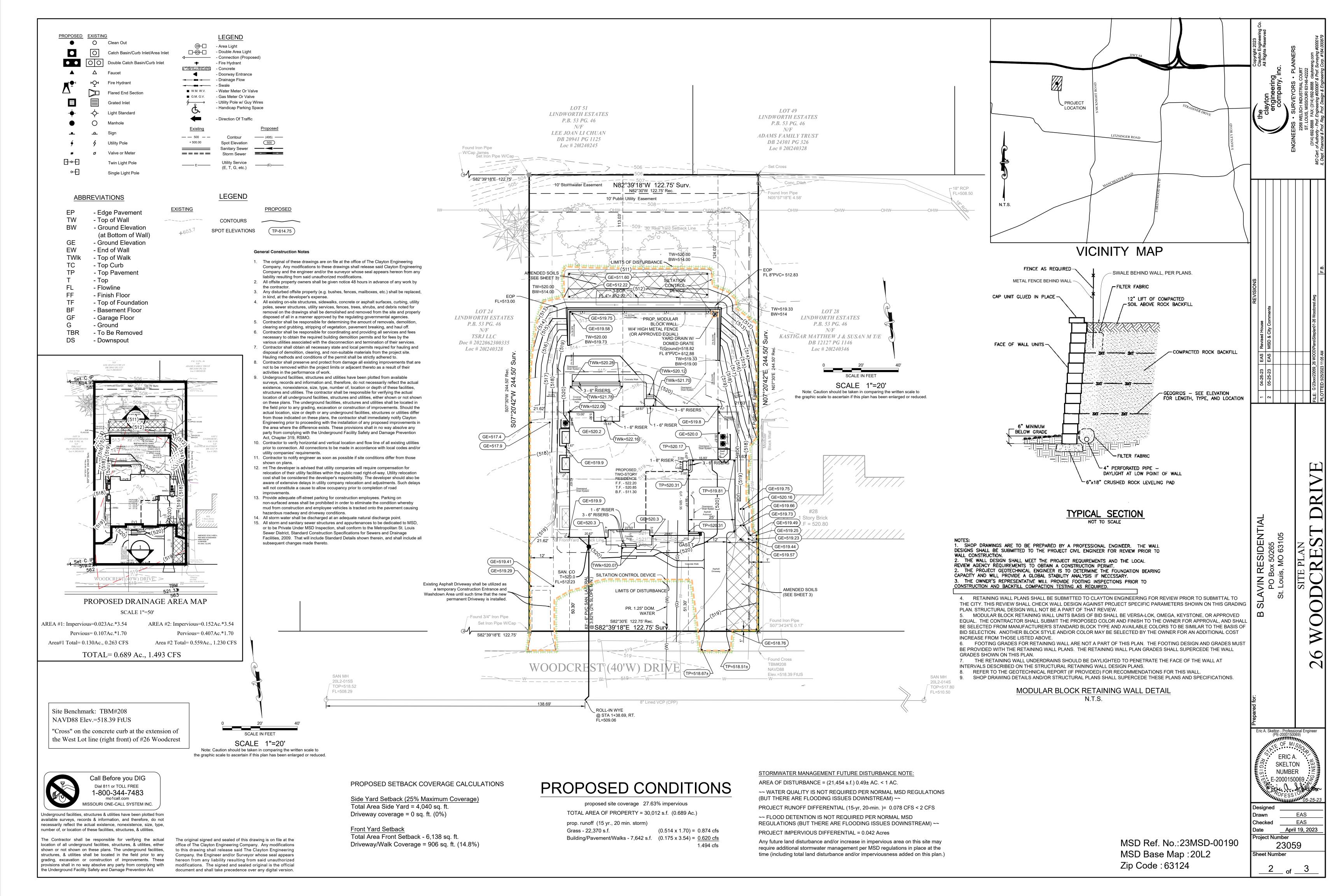


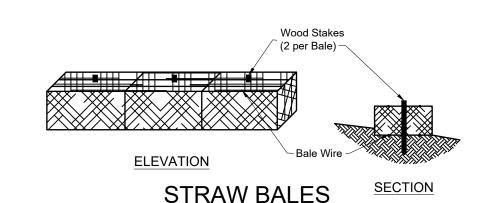
41 Woodcrest Drive

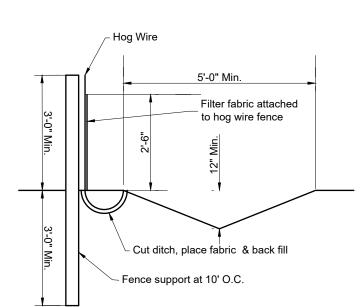


39 Lindworth Drive



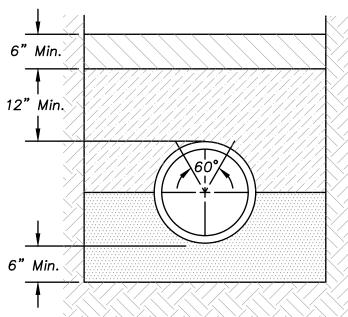






Silt Fences shall consist of non-woven filter fabric, wire fencing and wood or metal post. MIRAFI Enviro Fence with MIRAFI 10x fabric or Equal. Installation must be according to the manufacturer's recommendations.

SILTATION CONTROL FENCE & SWALE



Side Wall Trench Width Pipe Size Clearance (inches) (inches)

LEGEND

- Tamped Backfill

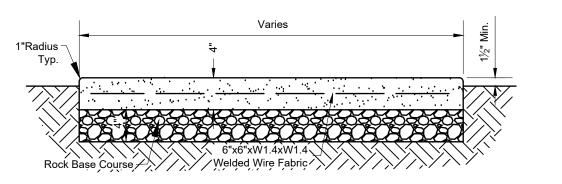
Granular Backfill

- Hand Placed Backfill

Pipe Bedding

- Trenching notes: Granular fill to be 1-inch clean crushed stone to be placed in not more
- than 6" layers. All crossings under City Roads will be backfilled with 1" clean rock up to the last 6 inch. Then use 1 inch minus and must be compacted or cold patch, also maintained until the final product is completed.
- Tamped backfill shall be finely divided job excavated material free from debris, organic material and stones, compacted to 95% maximum density as determined by AASHTO STANDARD, Method T-99. Granular fill may be substituted for all or part of tamped backfill.
- Hand-placed backfill shall be finely divided material free from debris and stone.
- Under paved areas, backfill entire trench to pavement subgrade
- w/granular backfill.

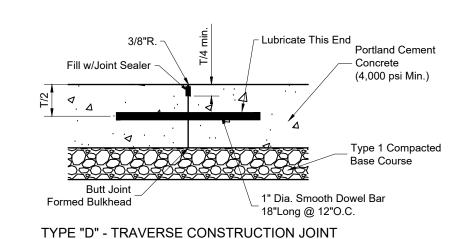
NOTE: FOR SANITARY SEWERS, REFER TO MSD'S STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009.



CONCRETE SIDEWALK

HOLANAHAKAL

ASPHALT PAVEMENT



3" Type "C" Asphalt

6" Type 1 Compacted Base Course

- Prepared Subgrade



Inderground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with he Underground Facility Safety and Damage Prevention Act.

The original signed and sealed of this drawing is on file at the office of The Clayton Engineering Company. Any modifications to this drawing shall release said The Clayton Engineering Company. the Engineer and/or Surveyor whose seal appears hereon from any liability resulting from said unauthorized modifications. The signed and sealed original is the official document and shall take precedence over any digital version.

(for use at the end of each work day when pouring concrete)

PAVEMENT JOINTS DETAILS

Not to Scale

AMENDED SOIL SECTION AND INSTRUCTIONS

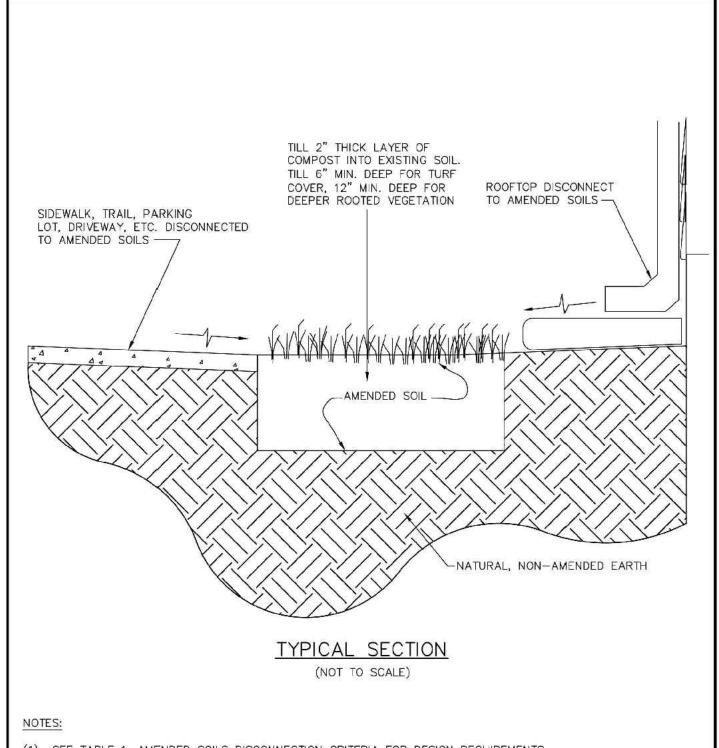
- 1. EXCAVATE 6" OF SOIL WITHIN FOOTPRINT OF AMENDED SOIL AREA SHOWN ON
- 2. FOUR INCHES OF SOIL SHALL BE MIXED WITH TWO INCHES APPROVED COMPOST IN AMENDED SOIL PADS. REMAINING TWO INCHES OF SOIL TO BE HAULED OFF SITE OR DISPOSED OF ON SITE MEETING ALL COMPACTION REQUIREMENTS.
- ESTABLISH SUBGRADE ELEVATION 6" BELOW FINISH GRADE SHOWN ON PLANS. MIX SOIL WITH ST. LOUIS COMPOSTING BLACK GOLD COMPOST, OR APPROVED EQUAL, WITH NO LESS THAN 50% ORGANIC MATTER.
- 4. PLACE COMPOST/SOIL MIXTURE IN EXCAVATION AREAS TO FINAL GRADE. DO NOT COMPACT.
- 5. IF ADDITIONAL AMENDED SOIL IS USED ON SITE FOR CONVENIENCE, IT MUST CONTAIN THE SAME RATIO OF SOIL TO COMPOST.
- 6. CONTRACTOR SHALL PRODUCE COMPOST DELIVERY TICKETS TO MSD INSPECTOR FOR VERIFICATION OF COMPOST VOLUME AND COMPOSITION.

- SHOP DRAWING REVIEW NOTE: THE MANUFACTURER SHALL PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR APPROVAL TO MSD PRIOR TO CONSTRUCTION. THE MSD CONTACT: BRIAN DUNN - PHONE NUMBER IS (314) 335-2072.
- 2. THE CONTRACTOR IS RESPONSIBLE TO HAVE THE MANUFACTURER PROVIDE THE SHOP DRAWINGS FOR THE AMENDED SOIL MIX.

BMP Maintenance & Operation Plan

The Property Owner's appointed Maintenance Person shall be responsible for cleaning and maintaining the Amended Soils.

The specific methods and practices required for the maintenance and operation of these stormwater facilities is explained in the "Stormwater Management Facilities Report -Maintenance & Operation Manual dated June 2023, or latest edition, by The Clayton Engineering Company, Inc.



- (1) SEE TABLE 1. AMENDED SOILS DISCONNECTION CRITERIA FOR DESIGN REQUIREMENTS
-) TILL SOIL SUBGRADE PRIOR TO COMPOST ADDITION, AND TILL AFTER COMPOST ADDITION) CLEAN ALL OBJECTS LARGER THAN 2" FROM AMENDED SOIL AREA
- (4) FOR TURF COVER, COMPLETE WITH FINE GRADING AND SODDING IN ACCORDANCE WITH MSD STANDARD
- (5) SEE COMPOST SPECIFICATION FOR COMPOST MATERIAL PROPERTIES AND TESTING REQUIREMENTS

METROPOLITAN ST. LOUIS SEWER DISTRIC DETAIL LIBRARY						
DESCRIPTION ROOFTOP AND NON-ROOFTOP						

05/31/2013

CATAGORY: BMP TITLE: AMENDED SOILS DISCONNECTION DETAIL DRAWN BY: JTP

Amended Soil Specifications

Description. This work shall consist of incorporating compost within the root zone of the planned vegetation cover to improve soil quality and evapotranspiration.

Compost Application Procedure. <u>Amended Soils</u> 1. Clear surface of obstructions and properly dispose. The soil surface shall be reasonably free of all objects, including stone and rubble, greater than 2 inches, and other material which will interfere with

planting and subsequent site maintenance. 2.Rototill to a depth of 6-8" for turf cover and a minimum of 12" for deep rooted vegetation. If the

- 3.If obstructions are unearthed during tilling, clear obstructions and properly dispose of. The soil surface shall be reasonably free of all objects, including stone and rubble, greater than 2 inches, and other material which will interfere with planting and subsequent site maintenance.
- 5.Rerototill several times in perpendicular directions to incorporate compost and other soil amendments. 6.Complete with fine grading and sodding.

4.Distribute compost evenly to a minimum depth of 2 inches over the soil surface.

7. Water thoroughly. Allow soil to settle for one week.

Compost. Compost shall be mature, stable, weed free, and produced by aerobic decomposition of organic matter. Compost feedstock may include, but is not limited to: agricultural, food or industrial residuals; class A biosolids as defined in the EPA CFR Title 40, Part 503; yard trimmings, or source—separated municipal solid waste. The product must not contain any visible refuse or other physical contaminants, substances toxic to plants, or over 5% sand, silt, clay or rock material by dry

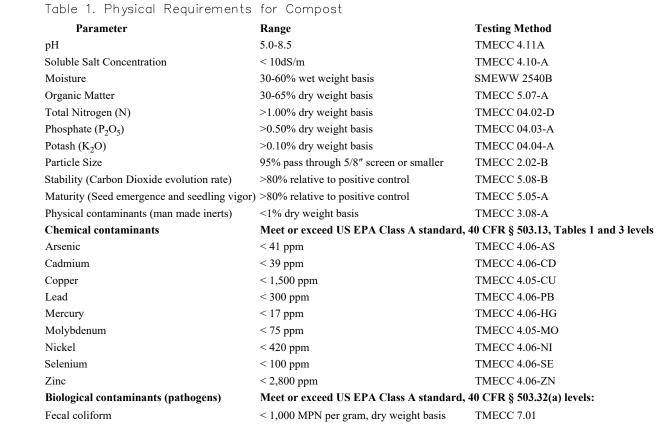
water or dust is produced when handling the material. Testing. Prior to delivery of any compost to the site and as part of shop drawing review, the following

documentation shall be provided by the contractor to the District Inspector:

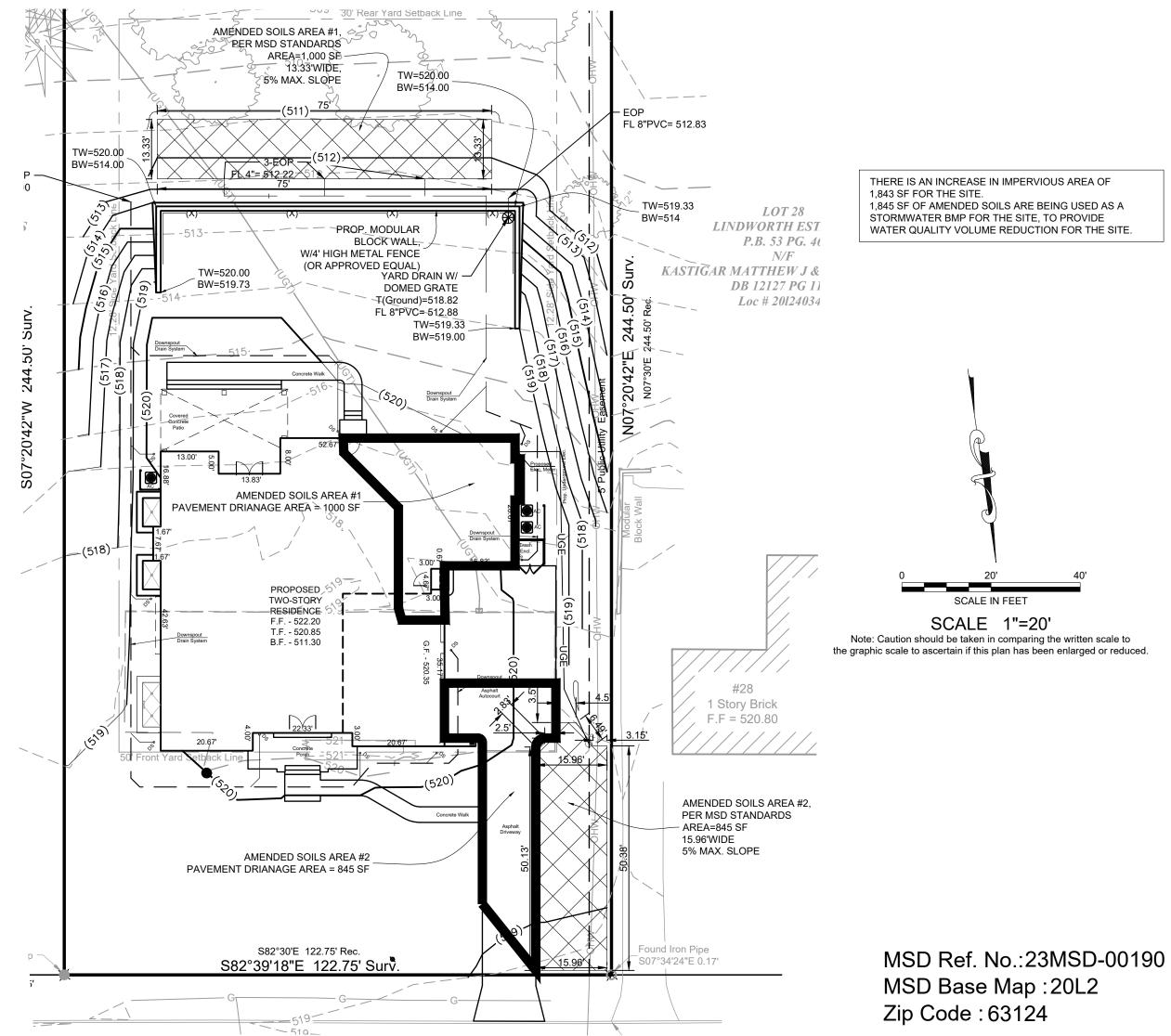
feedstock percentage in the final compost product

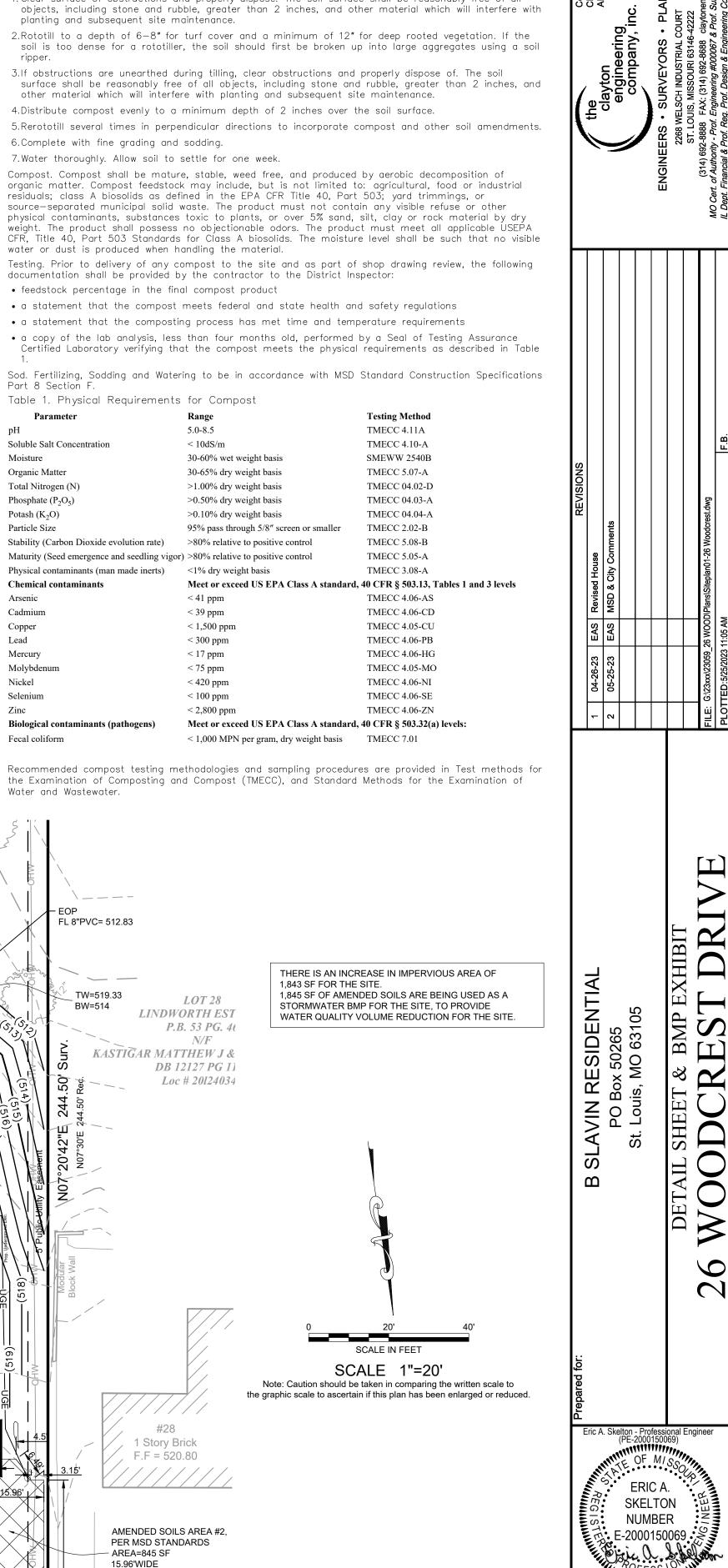
- a statement that the compost meets federal and state health and safety regulations
- a statement that the composting process has met time and temperature requirements • a copy of the lab analysis, less than four months old, performed by a Seal of Testing Assurance
- Certified Laboratory verifying that the compost meets the physical requirements as described in Table

Sod. Fertilizing, Sodding and Watering to be in accordance with MSD Standard Construction Specifications



Recommended compost testing methodologies and sampling procedures are provided in Test methods for the Examination of Composting and Compost (TMECC), and Standard Methods for the Examination of Water and Wastewater.





EAS

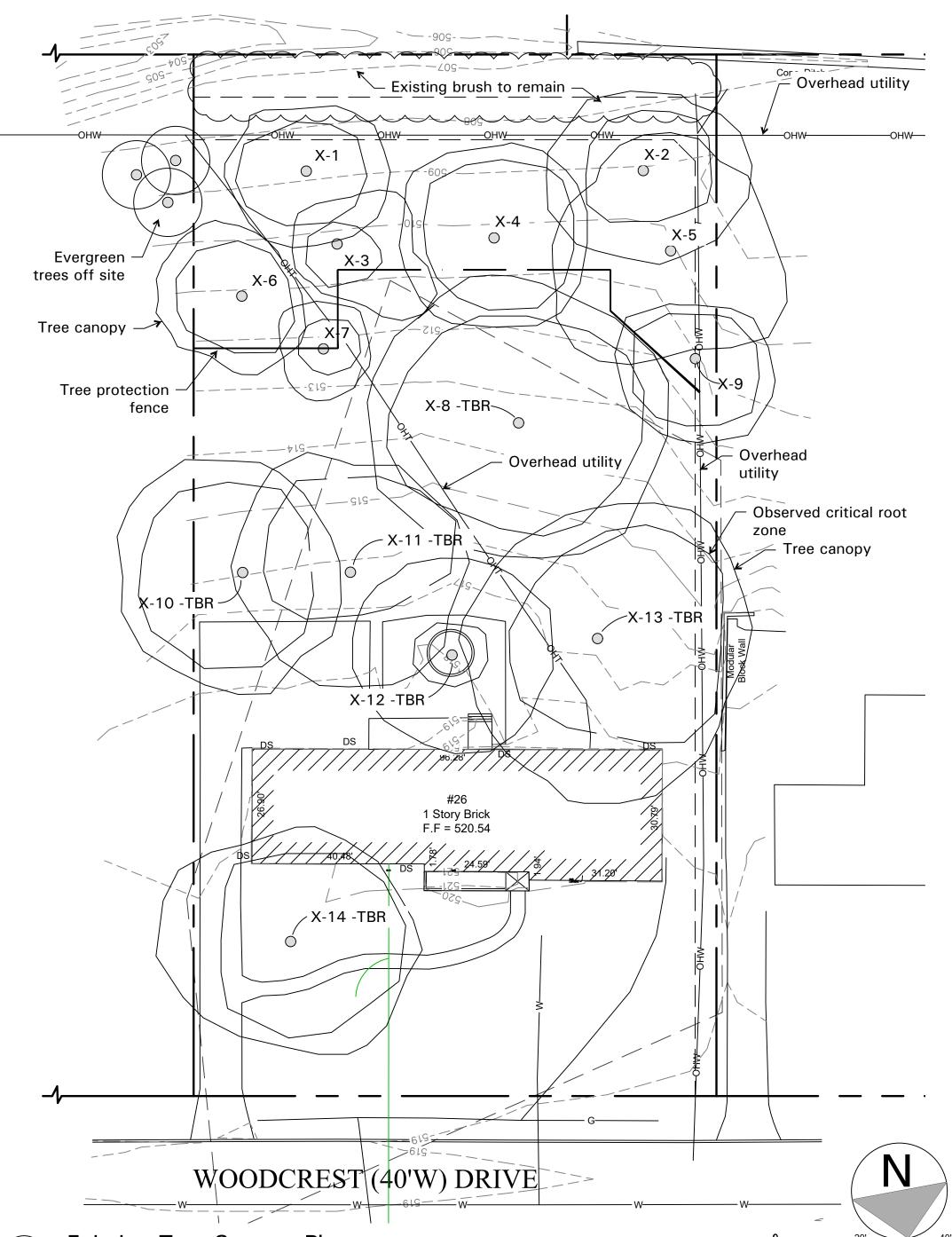
EAS

April 19, 2023

23059

Project Number

Sheet Number



1	Existing Tree Survey -Plan

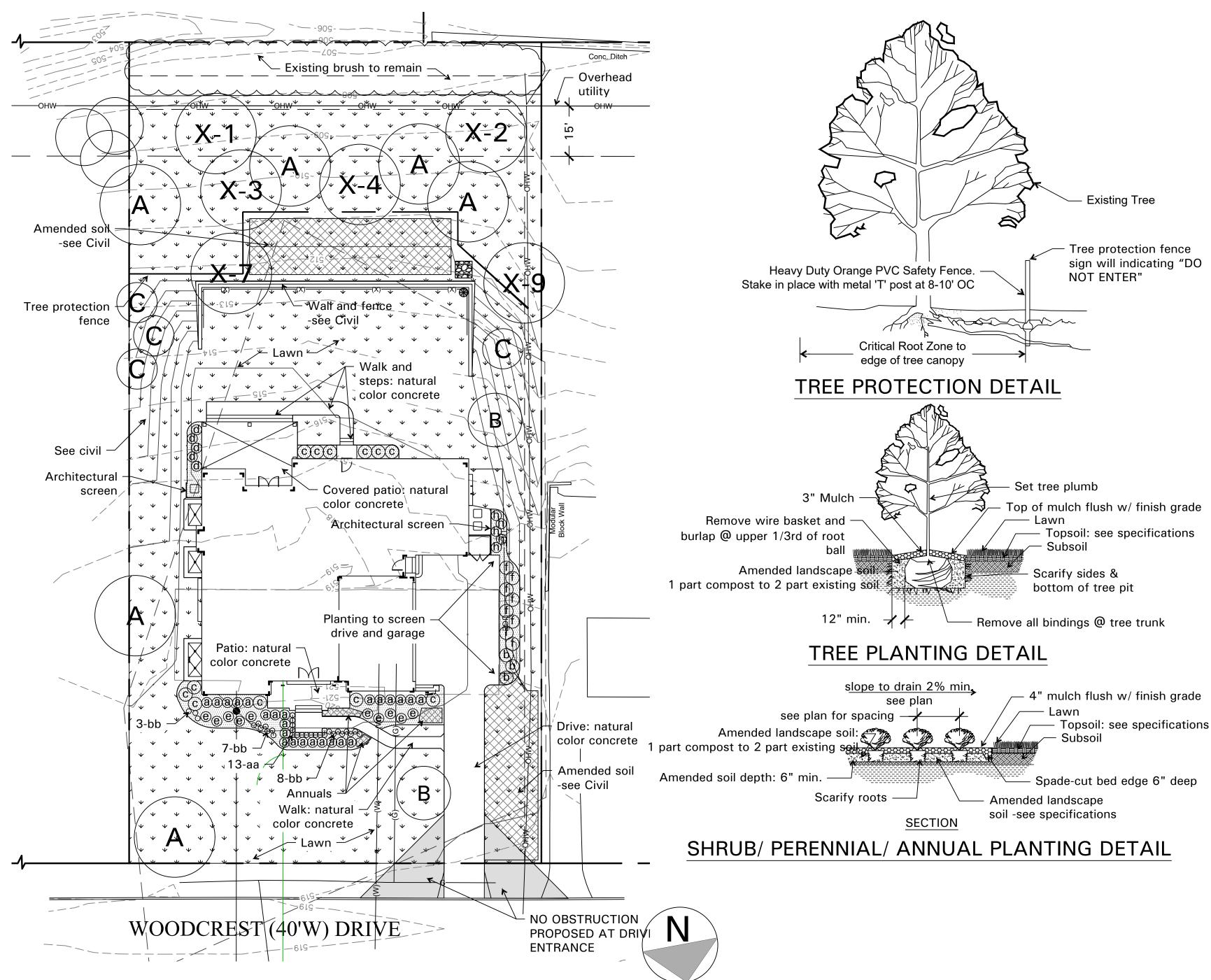
			EXISTING TR	EE CHART			
Key	Genus	Species	Size	Condition	Landmark	TBR	Comments
X-1	Sweet Gum	Liquidambar styraciflua	30" DBH	Good	Yes		Storm damaged
X-2	Sweet Gum	Liquidambar styraciflua	24" DBH	Fair	Yes		Storm damaged
X-3	Maple	Acer sp.	20" DBH	Poor	No		adjoining power line
X-4	Sweet Gum	Liquidambar styraciflua	26" DBH	Good	Yes		Storm damaged
X-5	Oak	Quercus palustris	36" DBH	Dead/ Dying	No	Χ	Storm damaged
X-6	Oak	Quercus palustris	32" DBH	Dead/ Dying	No	Х	Storm damaged
X-7	Bald Cypress	Taxodium distichum	13" DBH	Good	No	Х	within construction zon
X-8	Oak	Quercus palustris	40" DBH	Fair	Yes	Χ	within construction zon
X-9	Redbud	Cersis canadensis	10" DBH	Fair	No		below power line
X-10	Oak	Quercus palustris	36" DBH	Good	Yes	Х	within construction zon
X-11	Sweet Gum	Liquidambar styraciflua	24" DBH	Fair	No	Χ	within construction zon
X-12	Sweet Gum	Liquidambar styraciflua	24" DBH	Fair	Yes	Х	within construction zon
X-13	Oak	Quercus palustris	3x30" DBH	Poor	No	Χ	within construction zon
X-14	Sweet Gum	Liquidambar styraciflua	38" DBH	Fair	Yes	X	within construction zon

TREE SURVEY COMPLETED BY FRONTENAC FORESTRY

Tree Mitigation Chart		
Description	Qty	Percentage
Number of existing trees +6" Cal.	14	100%
Less dead or dying tree and poor condition	4	29%
Number of trees to be removed in fair to good condition	6	43%
Number of trees to remain	4	29%

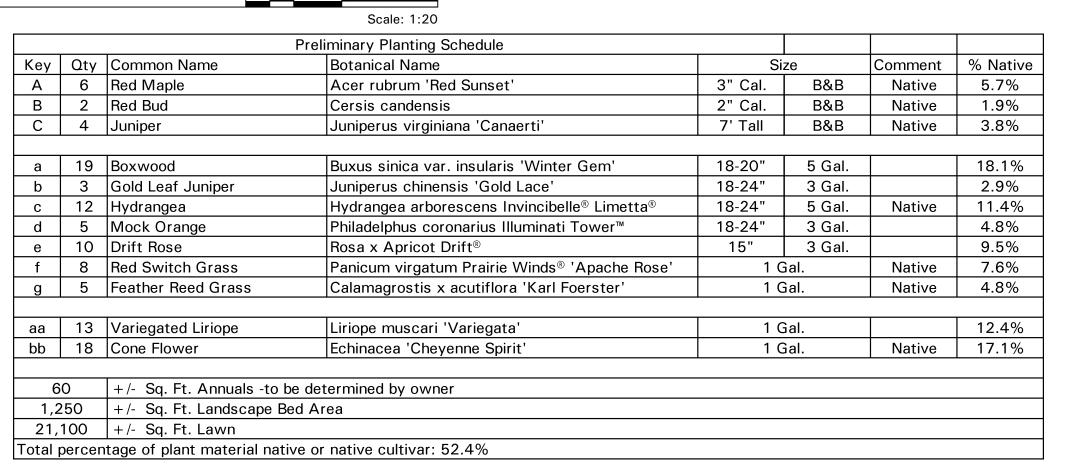
Tree Replacement Calculations

- $6 \times 2 = 12$ trees required
- 6 Canopy trees (50%) 2 Flowering trees (10%)
- 4 Evergreen trees (40%)



Proposed Landscape Deveopment Plan

- Landscape check list narrative: A. Aerial image provided by civil
- B. Images of adjoining properties included with existing trees images
- C. Provided by Clayton Engineering and shown on tree survey and planting plar D. See Sheet L1.0
- E. Landscape plan provided by MO licensed landscape architect
- F. 25 ft. visibility triangle shown on plan
- No fire hydrant on site
- G. Tree chart of Tree Survey: Signed by certified arborist -see plan
- H. Tree protection approved by certified arborist
- I. Plantings designed to enhance architectural design of new home
- J. Road frontage:
- 122.75 Lin. Ft. = 1.2 or 1 tree required 100 Lin. Ft.
- 1 canopy tree provided
- K. Lot coverage impervious surface area (from civil site plan)
- 7,104 Sq. Ft. = 7.1 or 7 trees required 1,000 Sq. Ft.
- 5 new canopy trees proposed
- 6 existing canopy trees to remain L. Overhead utilities: No new canopy trees proposed with 15' or existing
- overhead utility lines
- M. See planting schedule for proposed plant sizes
- N. Landscape and architectural screening provided -see plan O. See planting schedule for plant list including genus/ species, common
- name, installed size, and container/ B&B. Spacing shown on plan P. Proposed trees selected from City of Ladue approved tree list
- Q. See planting schedule for percentage of native or native cultivar proposed R. No invasive plants of trees proposed as defined by Missouri Department of
- S. Drawing preparation and revision date shown near bottom right of drawing
- T. Narrative on drawing



MSD Ref. No.:23MSD-00190 MSD Base Map: 20L2

Existing Tree

- Tree protection fence

NOT ENTER"

sign will indicating "DO





Jisce - beatha ph# 314.205.8871 Missouri Certificate of Authority #200902208

Surveyor/ Civil Engineer: The Clayton Engineering Company, Inc. 2268 Welsch Industrial Ct. St. Louis, MO 63146



Certified Arborist: Frontenac Forestry 2460 Driftwood Lane. St. Louis, Missouri 63146

Revisions: . Description 5/25/23 City Comment 5/25/2023

Edward M. Dermody NUMBER LA-2001006236 Edward M. Dermody Landscape Architect

LA-2001006236 landscape architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or in part, or for any other purpose or project without the written

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Checked By: EMD Sheet Title

Tree Preservation and Landscape Exhibit

Project Number: 996.002

Sheet Number:

L1.0